

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP

Owner 1:	MARA LEE		
Owner 2:			
Owner 3:			
Street 1:	88 PARK AVE #101		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	ROSE BARRY W J & -		
Owner 2:	ROSE DORACI MARIA -		
Street 1:	88 PARK AVE #101		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1140 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	453,800			453,800
Total Card	0.000	453,800			453,800
Total Parcel	0.000	453,800			453,800
Source: Market Adj Cost	Total Value per SQ unit /Card:		398.07	/Parcel: 398.07	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	453,800	0	.		453,800		Year end	12/23/2021
2021	102	FV	447,400	0	.		447,400		Year End Roll	12/10/2020
2020	102	FV	434,700	0	.		434,700	434,700	Year End Roll	12/18/2019
2019	102	FV	428,500	0	.		428,500	428,500	Year End Roll	1/3/2019
2018	102	FV	354,200	0	.		354,200	354,200	Year End Roll	12/20/2017
2017	102	FV	308,200	0	.		308,200	308,200	Year End Roll	1/3/2017
2016	102	FV	308,200	0	.		308,200	308,200	Year End	1/4/2016
2015	102	FV	288,100	0	.		288,100	288,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

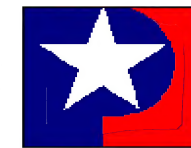
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2021	SQ Mailed	MM	Mary M
5/22/2018	Measured	DGM	D Mann
6/16/2014	External Ins	PC	PHIL C
8/4/2005	OWNR INFO	BR	B Rossignol
5/6/2000		197	PATRIOT

Sign:
VERIFICATION OF VISIT NOT DATA
__ / __ / __

VERIFICATION OF VISIT NOT DATA _____/_____/_____

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	143570
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

	Name
1	Mary M
2	D Mann
3	PHIL C
4	B Rossignol
5	PATRIOT
6	
7	
8	
9	
10	

_____/_____/_____

APPRAISED:

453,800 /

453,800

USE VALUE:

453,800

453,800

ASSESSED:

453,800

453,800

Type:	7	- Condo Garden	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	7	- Brick	
Sec Wall:			%
Roof Struct:	2	- Hip	
Roof Cover:	1	- Asphalt Shgl	
Color:	BRICK		
View / Desir:	F	- Fair	

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

BK; 23722 PG; 40 BK; 17805 PG; 473, Building
Number 1.

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1984	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G10	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	G - Ground Floor
% Own:	2.039999962
Name:	29 - 6044

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RM:	4	BR:	1	Baths:	1	HB	0					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	3	- Electric	
Heat Type:	15	- H.V.A.C	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	GD - Good	16. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	16.8 %

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.02631581
Const Adj.:	0.89766014
Adj \$ / SQ:	299.417
Other Features:	32899
Grade Factor:	1.10
NBHD Inf:	1.32500005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	545447
Depreciation:	91635
Depreciated Total:	453811

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		4	1	0
Totals				
1		4	1	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	436.40	
Special Features:	0	Val/Su Net:	398.07	
Final Total:	453800	Val/Su SzAd	398.07	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,140	299.420	341,330
Net Sketched Area:		1,140	Total:	341,330
Size Ad	1140 Gross Area		1140 FinArea	1140

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

